

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING DEPARTMENT

PERMIT**PERMIT ISSUED**

Permit Number: 101357

This is to certify that Trefethen Evergreen Improvements Assoc NOV 17 2010
has permission to Construct 12' x 24' storage shed, change existing opening, regrade, drainage ramp, place memorial pavers, open extra
AT 12 Trefethen Ave City of Portland
E# 090-L006001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise finished-in. 24 HOURS NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. CAPT. K. Sauter

Health Dept. _____

Appeal Board _____

Other _____

Decedent Name

[Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 10-1357	Issue Date:	CBI: 090 L006001
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Location of Construction: 12 Trefethen Ave, P.I.	Owner Name: Trefethen-Evergreen Improvement	Owner Address: P.O. Box 87	Phone: 207-766-5054
Business Name:	Contractor Name: John Kirby	Contractor Address: 591 Island Ave Peaks Island	Phone: 2077662026
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	Zone: IB

Permit Fee:	Cost of Work: \$9,600.00	CKO District: 1
FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: U Type: SB JBC-2003	

Proposed Project Description:
 Construct 12' x 24' storage shed, change entry opening, regrade entrance ramp, place memorial pavers, open entrance walls

Signature: *(Signature)* Date: *11/17/10*
 PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
 Action: Approved Approved w/Conditions Denied
 Signature: _____ Date: _____

Permit Taken By: Idobson	Date Applied For: 10/29/2010	Zoning Approval
-----------------------------	---------------------------------	------------------------

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.

Special Zone or Reviews <input checked="" type="checkbox"/> Shoreland IB-Zone <i>Shoreland located beyond 75 setback.</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision W: Site Plan Exemption. 430-699 00056 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> OK w/ conditions Date: 10/11/10 AKM

Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____
--

Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: _____
--

PERMIT ISSUED

NOV 17 2010

City of Portland

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT _____ ADDRESS _____ DATE _____ PHONE _____

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 10-1357	Date Applied For: 10/29/2010	CBL: 090 L006001
-----------------------	---------------------------------	---------------------

Location of Construction: 12 Trefethen Ave, Peaks Island	Owner Name: Trefethen-Evergreen Improvement	Owner Address: P.O. Box 87	Phone: 207-766-5054
Business Name:	Contractor Name: John Kiely	Contractor Address: 591 Island Ave Peaks Island	Phone: (207) 766-2026
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	

Proposed Use: Summer Club - Construct 12' x 24' storage shed, change entry opening, regrade entrance ramp, place memorial pavers, open entrance walls	Proposed Project Description: Construct 12' x 24' storage shed, change entry opening, regrade entrance ramp, place memorial pavers, open entrance walls
--	--

Dept: Zoning Status: Approved with Conditions Reviewer: Ann Machado Approval Date: 11/01/2010
 Note: Ok to Issue:

1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building Status: Approved with Conditions Reviewer: Jeanine Bourke Approval Date: 11/17/2010
 Note: Ok to Issue:

- 1) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, including peller/wood stoves, commercial kitchen exhaust hood systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 2) Application approval based upon information provided by applicant with revisions dated 11/17/10. Any deviation from approved plans requires separate review and approval prior to work.

Dept: Fire Status: Approved Reviewer: Capt Keith Gautreau Approval Date: 11/03/2010
 Note: Ok to Issue:

Comments:

11/10/2010-gg: received granted site exemption as of 11-08-10. Exemption with permit.

11/15/2010-jmb: Spoke to Gerald G. For details, the ramp will be hardscape. Left msg for John K. For revising leading and spans for floor and roof and where the doors are to the shed.

11/16/2010-jmb: John K. Called, he will submit revised framing and sona tube plans

11/17/2010-jmb: Gerald G. Submitted revised plans, ok to issue

PERMIT ISSUED
 NOV 17 2010
 City of Portland

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.
- Permits expire in 6 months, if the project is not started or ceases for 6 months.
- If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.

Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers

Final inspection required at completion of work.

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

PERMIT ISSUED
NOV 17 2011



CITY OF PORTLAND, MAINE
Department of Building Inspections

Original Receipt

10.27 2010

Received from

Orsell Gaskin

Address of work

10 Treflehan

Cost of Contribution \$

Building Fee:

Permit Fee \$

Site Fee:

Certificate of Occupancy Fee:

Total:

190

Building (B)

Plumbing (15)

Electrical (12)

Site Plan (10)

Other

CGL

90-1-10

Check #:

CC

Total Collected:

190

No work is to be started until permit issued.
Please keep original receipt for your records.

Taken by:

J.P.

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy



General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>10 TREFETHEN AVE. PEAKS ISLAND, ME 04108</u>			
Total Square Footage of Proposed Structure/Area <u>288</u>		Square Footage of Lot <u>80,666</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>90</u> <u>L</u> <u>006</u>		Applicant <u>must be owner, Lessee or Buyer</u> TREFETHEN EVERGREEN IMPROVEMENT ASSOCIATION PO BOX 87 PEAKS ISLAND, ME 04108	
Lessee/DBA (if Applicable)		Owner (if different from Applicant) Name Address City, State & Zip	Telephone: <u>766 5054</u> <u>838 8090</u>
Cost of Work: \$ <u>9600⁰⁰</u>		C of O Fee: \$ _____	
Total Fee: \$ _____			
Current legal use (i.e. single family) <u>SUMMER CLUB</u> Number of Residential Units _____			
If vacant, what was the previous use? _____			
Proposed Specific use: <u>OUTSIDE STORAGE</u>			
Is property part of a subdivision? <u>NO</u> If yes, please name _____			
Project description: <u>1. CONSTRUCT 12x24 OUTDOOR STORAGE SHED (GREEN 2)</u> <u>2. RETURN ENTRANCE TO CLUB HOUSE TO ORIGINAL OPENINGS, REGRADE ENTRANCE RAMP (YELLOW 2)</u> <u>3. PLACE MEMORIAL PAVERS IN YELLOW 1, 2 + 3. 4. OPEN WG ENTRANCE WALLS</u>			
Contractor's name: <u>JOHN WIELEY</u>			
Address: <u>541 ISLAND AVE</u>			
City, State & Zip: <u>PEAKS ISLAND, ME 04108</u>		Telephone: <u>766 2026</u>	
Who should we contact when the permit is ready: <u>GERALD GARMAN</u>		Telephone: <u>766 5054</u>	
Mailing address: <u>88 TREFETHEN AVE PEAKS ISLAND, ME 04108</u>			

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download a copy of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

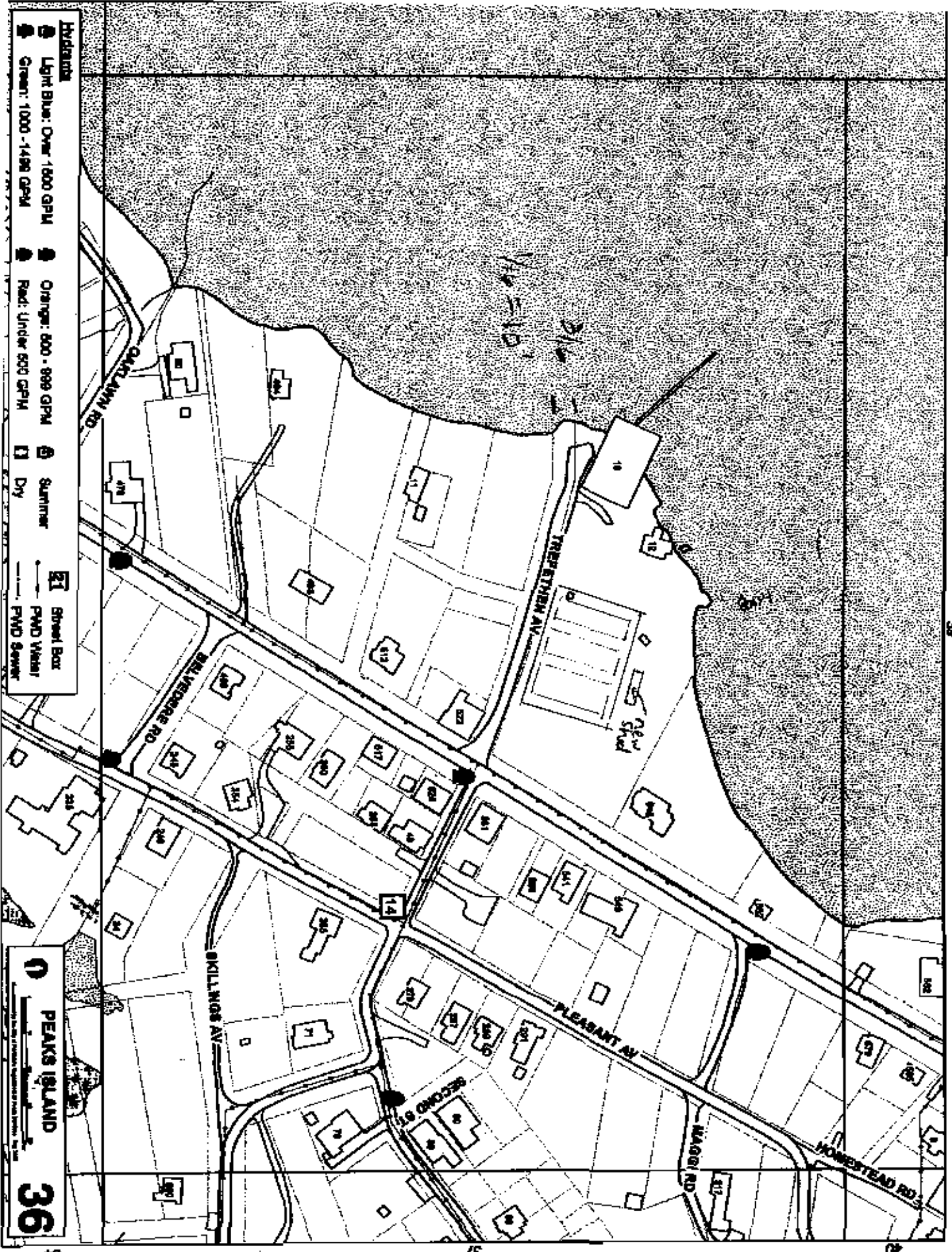
RECEIVED

OCT 28 2010

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I, Gerald Garman, City of Portland, Maine authorized representative shall have the authority to enter all areas covered by this permit at any time for the purpose of enforcing provisions of the codes applicable to this permit.

Signature: Gerald F. Garman Date: 10-29-2010

This is not a permit; you may not commence ANY work until the permit is issued.



- Hydrants**
- Light Blue: Over 1600 GPM
 - Orange: 800 - 899 GPM
 - Green: 1000 - 1499 GPM
 - Red: Under 500 GPM
 - Summer
 - Dry
- Street Box**
- PWD Water
 - PWD Sewer

PEAKS ISLAND

36

32

37

38

39

IB zone

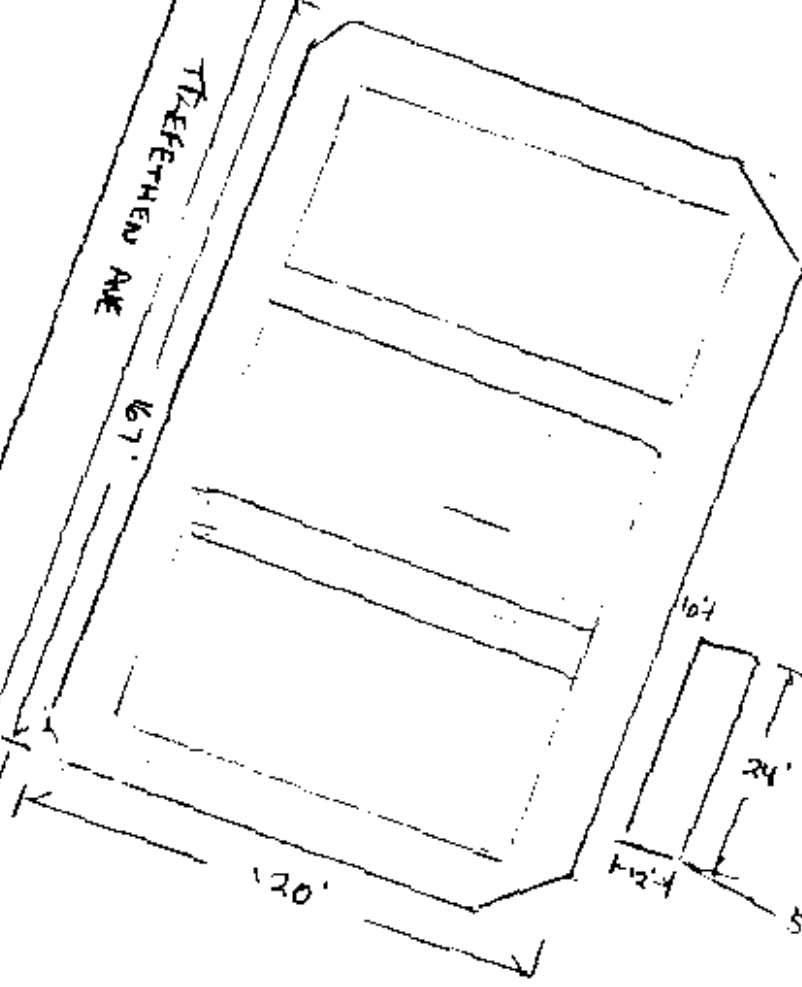
lot size - 82, 127 ft
front 20' min - 80' + 5' min (OB)
side - 10' min - 80' + 5' min
rear - 10' min - 27' 5' (OB)
max lot coverage 50% (OB)

TE/A



TRIFETHEN AVE
67'

HIGH WATERTIDE



ISLAND AVE

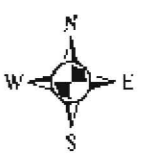
80'

10'

24'

50'

50'



Legend

-  Boat Launches
-  Electrical High Voltage Lines
-  Natural Gas Pipelines
-  Railroads
-  Town Road
-  Town Road - Summer
-  Town Road - Winter
-  State-Aided Highway
-  State Highway
-  Toll Highway
-  Private Road
-  Park Road
-  Seasonal Parkway
-  A
-  AA
-  B
-  C
-  Streams
-  Ponds and Lakes
-  Towns



1 inch = 40 feet

Department of Environmental Protection
312 Canco Road
Portland ME 04103

TO: Gerry Gorman
88 Trefethan Ave
Peaks Island, ME 04108

FROM: Chris Woodruff

DATE: 10/7/10

SUBJ: TE 1A

Attached is the information that you recently requested from
The DEP. If you have any questions about the material(s),
Please call me at 888-769-1036

Director John Maclaine
Department of Environmental Protection
Bureau of Land and Water Quality
Division of Land Resource Regulation

October 19, 2010

Dear Director,

My name is Gerald Garman (House Chairman) for the Trefethen-Evergreen Improvement Association (TEIA) located on Peaks Island, Maine. Our organization, a summer club, was started in 1912 and owns commercially zoned property and buildings as depicted on attached map No 90 L and K. In conjunction with our up-coming Centennial Celebration we have decided to complete renovation of our building and grounds, a project started over forty years ago.

These plans include:

Yellow Tags 1, 2 and 3

1. Returning the entrance to its original configuration, the removal of wooden handicap ramps and re-grading the front to make the handicap entrance more assessable. The three yellow areas would then be upgraded with stone memorial pavers. Note: Yellow 1 is maintained by the City of Portland. Yellow project to start April 2011.

Green Tags 1 and 2

- 2 The construction of a new 12' x 24' outside storage shed (Green 2) and the removal of small metal storage unit (Green 1). Green project: hope to get foundation done November 2010

On October 7, 2010 Project Manager Christine Woodruff inspected our projects, took measurements and photos. The attached map was created by her with the 75 foot setbacks marked.

Please direct any question to me:

Gerald Garman
88 Trefethen Avenue
Peaks Island, Me. 04108
207 766-5054
207 838-8090 cell
afunnything @ my fairpoint.net

Thank you for your help,

Gerald Garman
Gerald Garman

Jerry

From: "Maclaine, John" <John.Maclaine@maine.gov>
To: <afunnything@myfairpoint.net>
Sent: Wednesday, October 27, 2010 11:05 AM
Attach: 20101027110400854.tif
Subject: FW: PBR

John Maclaine
Field Services and Enforcement
Department of Environmental Protection
Bureau of Land and Water Quality
Division of Land Resource Regulation

-----Original Message-----

From: mark.woodruff@maine.gov [mailto:mark.woodruff@maine.gov]
Sent: Wednesday, October 27, 2010 11:04 AM
To: Maclaine, John
Subject:

This E-mail was sent from "RNPA5286B" (Aficio 3045).

Scan Date: 10.27.2010 11:04:00 (-0400)
Queries to: mark.woodruff@maine.gov

10/27/2010

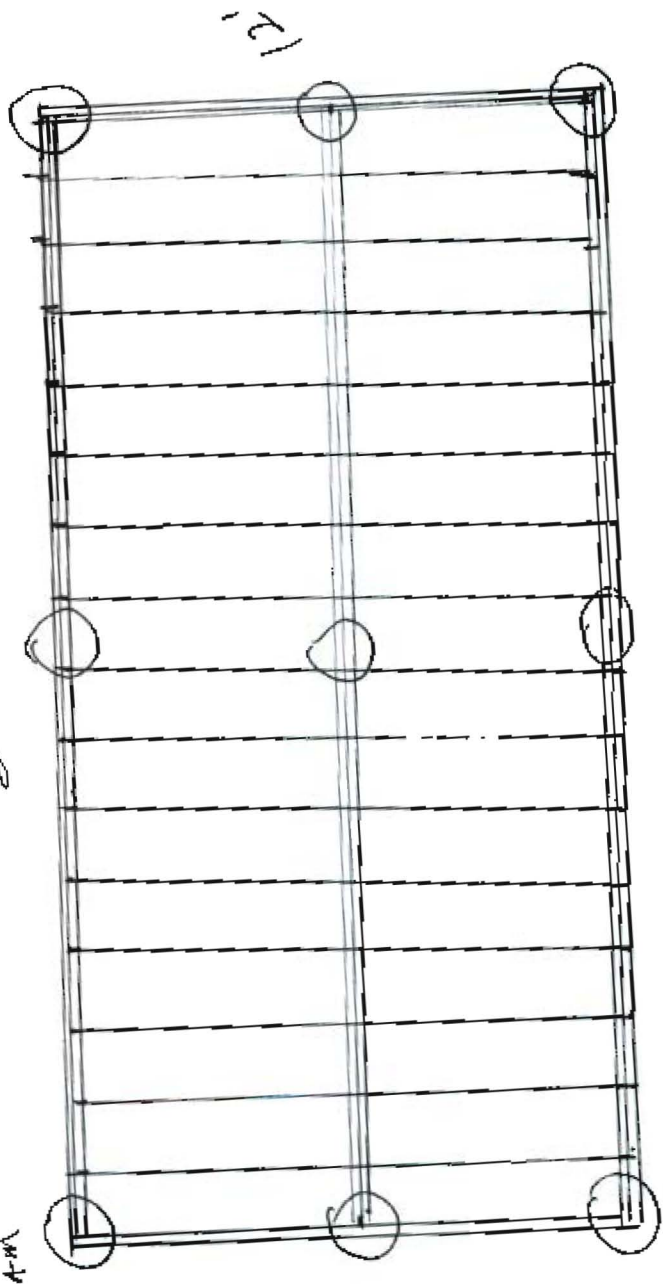
FOUNDATION & DECK FRAMING
FOR 12' x 24' SHED

2" SONOTUBE
11" DEEP OR PINNED TO LEDGE

FRAMING FOR DECK
2x6 16' O.C.
TRIPLE RIMBOIST

W/ CENTER BEAM

24'



1/4" = 1'

DETAIL



ROOF AND WALL FRAMING

12' x 24' Deck

2x4 WALLS

FRAMED 16" O.C.

1/2" CDX SHEATHING

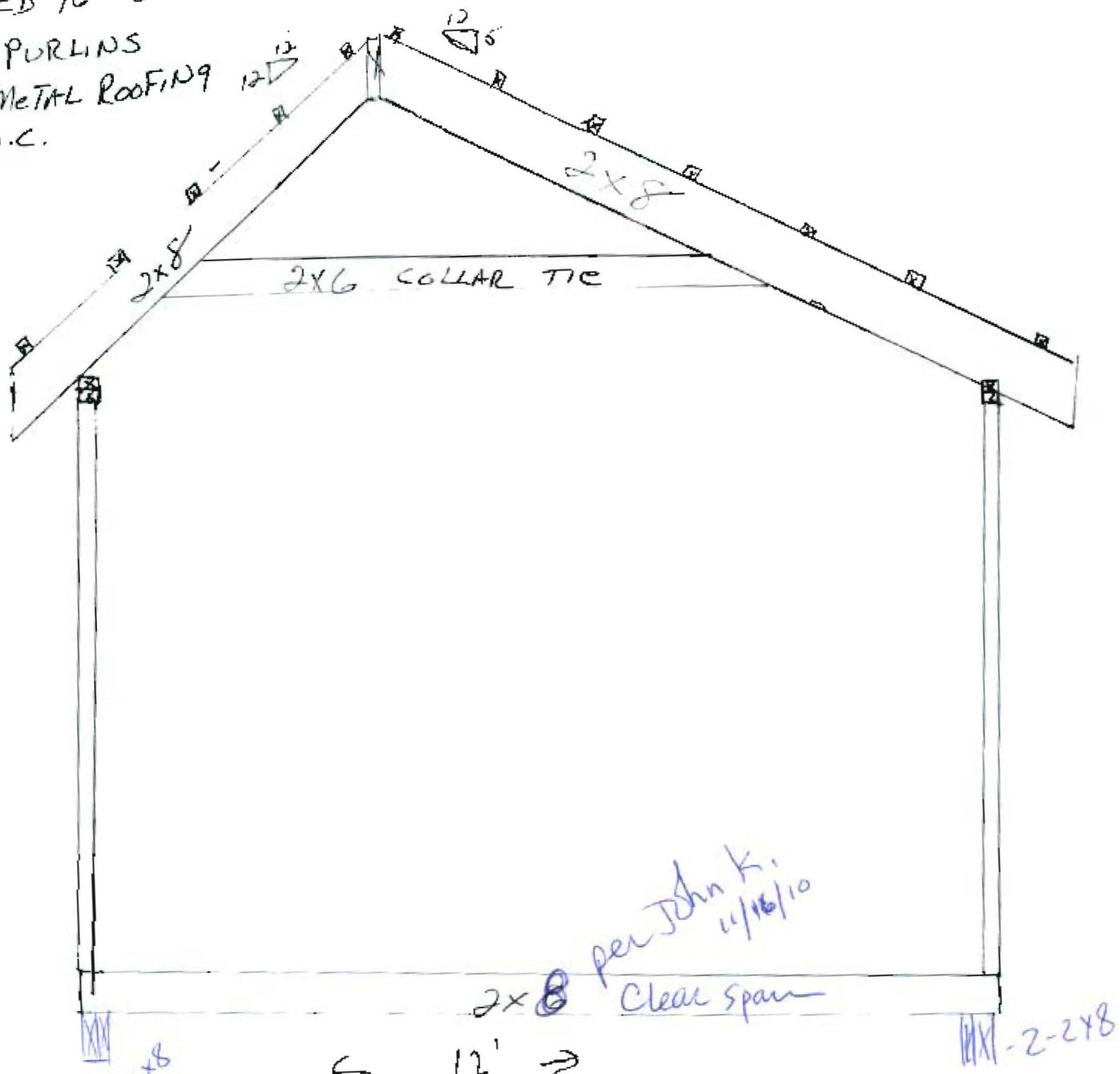
2x8 RAFTERS

FRAMED 16" O.C.

2x3 PURLINS

FOR METAL ROOFING

16" O.C.



APRIL 2011



TREFETHEN-EVERGREEN IMPROVEMENT ASSOCIATION
2ND CENTURY CAMPAIGN
1912 - 2012



Area		Multiplier	Coefficient
Year	Unit	Coefficient	Land Value
19			

1924



568

Surveyed by

(Remarks on other Side)

0
1-2

Wall opened up.
See April 2011 picture

Wall will be opened up
See April 2011 picture

2010



remove
existing ramp
& replace w/
new paved ramp
w/ resurfacing.

2010

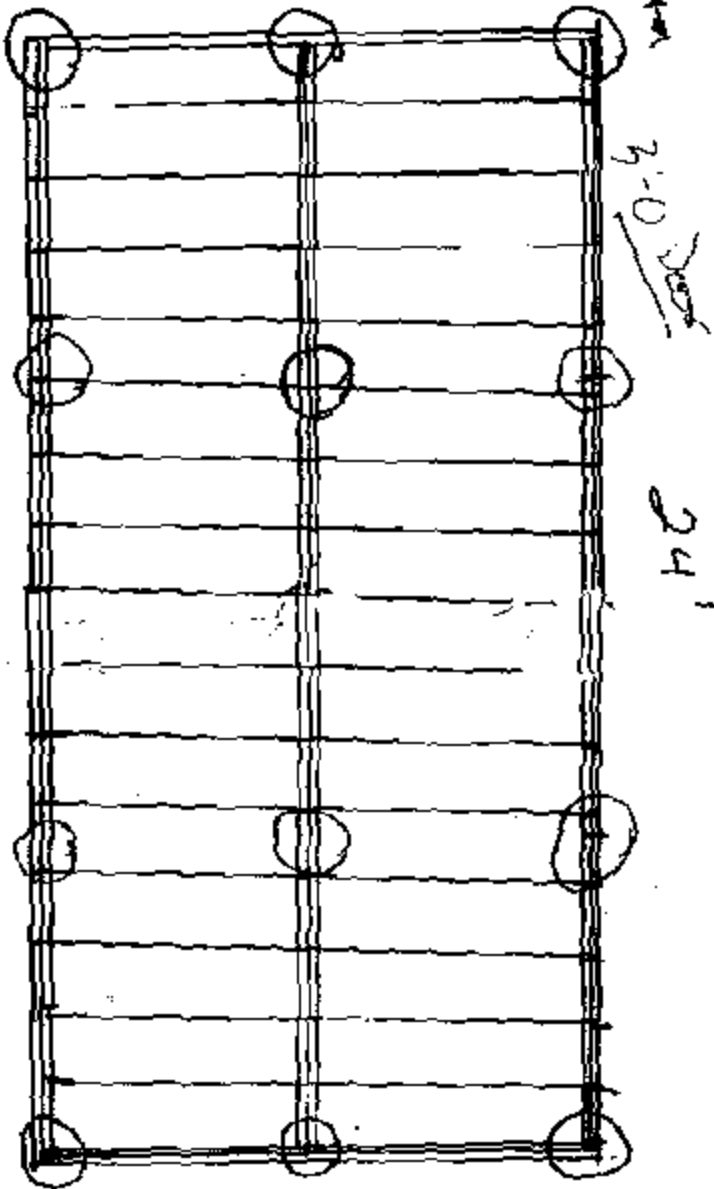


2010



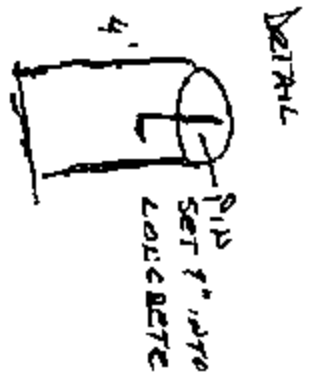
FOUNDATION
 FOR 12' x 24' SHED
 12" SQUARE
 4" DEEP OR PILED TO EDGE
 F RAMING FOR DECK

2x8 16' O.C.
 RIPLE RIM JOIST
 CENTER FOOTER
 EXTENDS
 1' OUTSIDE
 1' INSIDE
 1' FROM
 EDGE



1/4" = 1'
 12 Tie Bars

12'
 Garage Door



RECEIVED
 NOV 17 2010
 Dept. of Building Inspectors
 City of Portland Maine

NOTE: Please
 90 L 6



Application for Administrative Authorization

Portland, Maine

Planning and Urban Development Department, Planning Division

NO-699,0036

ABSA

PROJECT NAME: 12x24 OUTSIDE STORAGE SHED FOR TREEFORTHEN-EUR GREEN IMPROVEMENT

PROJECT ADDRESS: 10 TREEFORTHEN AVE CHART/BLOCK/LOT: 90 L 006

APPLICATION FEE IS \$50: PROJECT DESCRIPTION: (Please Attach Sketch/Plan of Proposal/Development)

BUILD OUT DOOR 12x24 STORAGE SHED

CONTACT INFORMATION:

RECEIVED

OWNER/APPLICANT

Name: GERALD GARMAN
Address: 88 TREEFORTHEN AVE
PEAKS ISLAND, ME
Zip Code: 04108
Work #: 766 5054
Cell #: 838 8070
Fax #: _____
Home #: _____
E-mail: AFUNYTHING@MYFAIRPOINT.ME

CONSULTANT/AGENT

Name: _____
Address: _____
Zip Code: _____
Work #: _____
Cell #: _____
Fax #: _____
Home #: _____
E-mail: _____

NOV - 8 2010

Dept. of Building Inspections
City of Portland Maine

Criteria for an Administrative Authorization: (See Section 14-523 (4) on page 2 of this application)

Applicant's Assessment Y(yes), N(no), N/A

Planning Division Use Only

Criteria for an Administrative Authorization:	Applicant's Assessment Y(yes), N(no), N/A	Planning Division Use Only
a) Is the proposal within existing structures?	N	N
b) Are there any new buildings, additions, or demolitions?	Y	Y
c) Is the footprint increase less than 500 sq. ft.?	Y	Y
d) Are there any new curb cuts, driveways or parking areas?	N/A	N
e) Are the curbs and sidewalks in sound condition?	N/A	NA
f) Do the curbs and sidewalks comply with ADA?	N/A	NA
g) Is there any additional parking?	N	N
h) Is there an increase in traffic?	N	N
i) Are there any known stormwater problems?	N	N
j) Does sufficient property screening exist?	Y	Y
k) Are there adequate utilities?	Y	Y
l) Are there any zoning violations?	N	N
m) Is an emergency generator located to minimize noise?	N/A	NA
n) Are there any noise, vibration, glare, fumes or other impacts?	N	N

IMPORTANT NOTICE TO APPLICANT: The granting of an Administrative Authorization to exempt a development from site plan review does not exempt this proposal from other approvals or permits, nor is it an authorization for construction. You should first check with the Building Inspections Office, Room 315, City Hall (207) 874-8703, to determine what other City permits, such as a building permit, will be required.

Signature of Applicant:

Gerald Garman

Date:

10/29/10

Planning Division Use Only

Authorization Granted

Partial Exemption

Exemption Denied

Standard Condition of Approval: The applicant shall obtain all required City Permits, including building permits from the Inspection Division (Room 315, City Hall (874-8703)) prior to the start of any construction.

Planner's Signature

Barbara Beverly

Date

Nov 2, 2011

PROVISION OF PORTLAND CITY CODE

14-523 (SITE PLAN ORDINANCE)

RE: Administrative Authorization

Sec. 14-523 (b). Applicability

No person shall undertake any development identified in Section 14-523 without obtaining a site plan improvement permit under this article.

(c) Administrative Authorization. Administrative Authorization means the Planning Authority may grant administrative authorization to exempt a development proposal from complete or partial site plan review if the project meets the standards below, as demonstrated by the applicant:

1. The proposed development will be located within existing structures, and there will be no new buildings, demolitions, or building additions other than those permitted by subsection (b) of this section.
2. Any building addition shall have a new building footprint expansion of less than five hundred (500) square feet.
3. The proposed site plan does not add any new curb cuts, driveways, or parking areas; the existing site has no more than one (1) curb cut and will not disrupt the circulation flows and parking on site; and there will be no drive-through services provided.
4. The curbs and sidewalks adjacent to the lot are complete and in sound condition, as determined by the public works authority, with granite curbs with at least four (4) inch reveal, and sidewalks are in good repair with uniform material and level surface and meet accessibility requirements of the Americans with Disabilities Act.
5. The use does not require additional or reduce existing parking, either on or off the site, and the project does not significantly increase traffic generation.
6. There are no known stormwater impacts from the proposed use or any existing deficient conditions of stormwater management on the site.
7. There are no evident deficiencies in existing screening from adjoining properties; and
8. Existing utility connections are adequate to serve the proposed development and there will be no disturbance to or improvements within the public right-of-way.
9. There are no current zoning violations;
10. Any emergency generators are to be located to minimize noise impacts to adjoining properties and documentation that routine testing of the generators occur on weekdays between the hours of 9 a.m. to 5 p.m. Documentation pertaining to the noise impacts of the emergency generator shall be submitted; and
11. There is no associated noise, vibration, glare, fumes or other foreseeable impacts associated with the project.

- a. **Filing the Application.** An applicant seeking an administrative authorization under this subsection shall submit an administrative authorization application for review, detailing the site plan with dimensions of proposed improvements and distances from all property lines, and stating that the proposal meets all of the provisions in standards 1-11 of Section 14-523 (b). **The application must be accompanied by an application fee of \$50.**
- b. **Review.** Upon receipt of such a complete application, the Planning Authority will process it and render a written decision of approval, approval with conditions or denial, with all associated findings.
- c. **Decision.** If a full administrative authorization is granted, the application shall be approved without further review under this article, and no performance guarantee shall be required. In the event that the Planning Authority determines that standards a and b of Section 14-523 (b) (1) and at least four (4) of the remaining standards have been met, the Planning Authority shall review the site plan according to all applicable review standards of Section 14-526 that are affected by the standards in this subsection that have not been met. If an exemption or partial exemption from site plan review is not granted, the applicant must submit a site plan application that will undergo a full review by the Planning Board or Planning Authority according to the standards of Section 14-526.

CONTACT INFORMATION:

APPLICANT TREFETHEN - EUSZGIVEN

Name: IMPROVEMENT ASSOC.
Address: PO BOX 87 (10 TREFETHEN AVE)
PENAC ISLAND, MS
Zip Code: 04108
Work #: 766-5057
Cell #: 838-8090
Fax #: _____
Home: _____
E-mail: A FUNNY THING @ MY FACE PAINT.NET

PROPERTY OWNER

Name: SAMS
Address: _____
Zip Code: _____
Work #: _____
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

BILLING ADDRESS

Name: SAMS
Address: _____
Zip: _____
Work #: _____
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

ARCHITECT

Name: _____
Address: _____
Zip: _____
Work #: _____
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

CONTRACTOR

Name: JOHN KIELY
Address: 591 ISLAND AVE
PENAC ISLAND, MS
Zip Code: 04108
Work #: 766 2026
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

Teresa D. Samson
Applicant's Signature

Owner's Signature (if different)

Historic Preservation Application Fee Schedule:

- **Administrative Review** (for minor or standard alterations) \$50.00
- **HP Board Review** \$100.00
- **HP Board Review for major projects** involving new construction or building addition exceeding 1000 sq. ft. or comprehensive rehabilitation/redesign of existing structures \$500.00
- **After-the-fact Review** (for work commenced without advance approval) \$750.00
- **Sign Review** for signs in historic districts \$35.00

Noticing/Advertisements for Historic Preservation Review

- **Legal Advertisement:** Percent of total bill
- **Notices:** .75 cents each
(notices are sent to neighbors upon receipt of an application, workshop and public hearing meetings)

Activities Requiring Approval in Historic Districts

If your property is located within a historic district or is an individually designated historic structure, it is necessary to receive approval before proceeding with any exterior alteration, construction activity or site improvement that will be visible from a public way. Following is a list of activities requiring review. **Please check all those activities that apply to your proposed project.**

Alterations and Repair

- Window and door replacement, including storms/screens
- Removal and/or replacement of architectural detailing (for example porch spindles and columns, railings, window moldings, and cornices)
- Porch replacement or construction of new porches
- Installation or replacement of siding
- Masonry work, including repointing, sandblasting, chemical cleaning, painting where the masonry has never been painted, or conversely, removal of paint where the masonry historically has been painted
- Installation or replacement of either roofing or gutters when they are a significant and integral feature of the structure
- Alteration of accessory structures such as garages

Additions and New Construction

- New Construction
- Building additions, including rooftop additions, dormers or decks
- Construction of accessory structures
- Installation of exterior access stairs or fire escapes
- Installation of antennas and satellite receiving dishes
- Installation of solar collectors
- Rooftop mechanicals

Signage and Exterior Utilities

- Installation or alteration of any exterior sign, awning, or related lighting
- Exterior lighting where proposed in conjunction with commercial and institutional signage or awnings
- Exterior utilities, including mechanical, plumbing, and electrical, where placed on or near clearly visible facades

Site Alterations

- Installation or modification of site features other than vegetation, including fencing, retaining walls, driveways, paving, and re grading

Moving and Demolition

- Moving of structures or objects on the same site or to another site
- Any demolition or relocation of a landmark contributing and/or contributing structure within a district

Note: Your project may also require a building permit. Call Building Inspections (874-8703) to make this determination.

ATTACHMENTS

To supplement your application, please submit the following items, *as applicable to your project*. Keep in mind that the information you provide the Historic Preservation Board and staff is the only description they will have of your project or design. Therefore, it should precisely illustrate the proposed alteration(s).

- Exterior photographs (required for all applications.) Include general streetscape view, view of entire building & close-ups of affected area.
- Sketches or elevation drawings at a minimum 1/4" scale. Please label relevant dimensions. All plans shall be submitted in 11" x 17" format except for major projects, where 22" x 34" plans are requested. Applicants for major projects should submit one (1) 11" x 17" copy for scanning purposes.
- Details or sections, where applicable.
- Floor plans, where applicable.
- Site plan showing relative location of adjoining structures.
- Catalog cuts or product information (e.g. proposed windows, doors, lighting fixtures)
- Materials - list all visible exterior materials. Samples are helpful.
- Other(explain) _____

If you have any questions or need assistance in completing this form, please contact Historic Preservation staff: Deb Andrews (874-8726) or by e-mail at dea@portlandmaine.gov

Please return this form, application fee (see attached fee schedule), and related materials to:

Historic Preservation Division
Department of Planning and Urban Development
Portland City Hall, 4th Floor
389 Congress Street
Portland, ME 04101

Application Deadlines for Historic Preservation Board Review 2010

The Historic Preservation Board meets on the first and third Wednesday of each month. Meetings begin at 5:00 and are held in Room 209 of City Hall. Please confirm meeting time and location before your meeting, as unforeseen changes may occur.

In order for your proposal to be scheduled for a Historic Preservation Board meeting, **15 copies of your complete application, plus the application fee, must be received by the Planning Division no later than Monday morning at 10:00 am of the week prior to the scheduled meeting.** (See application deadlines below.) Applications received after the deadline will be considered for a subsequent meeting.

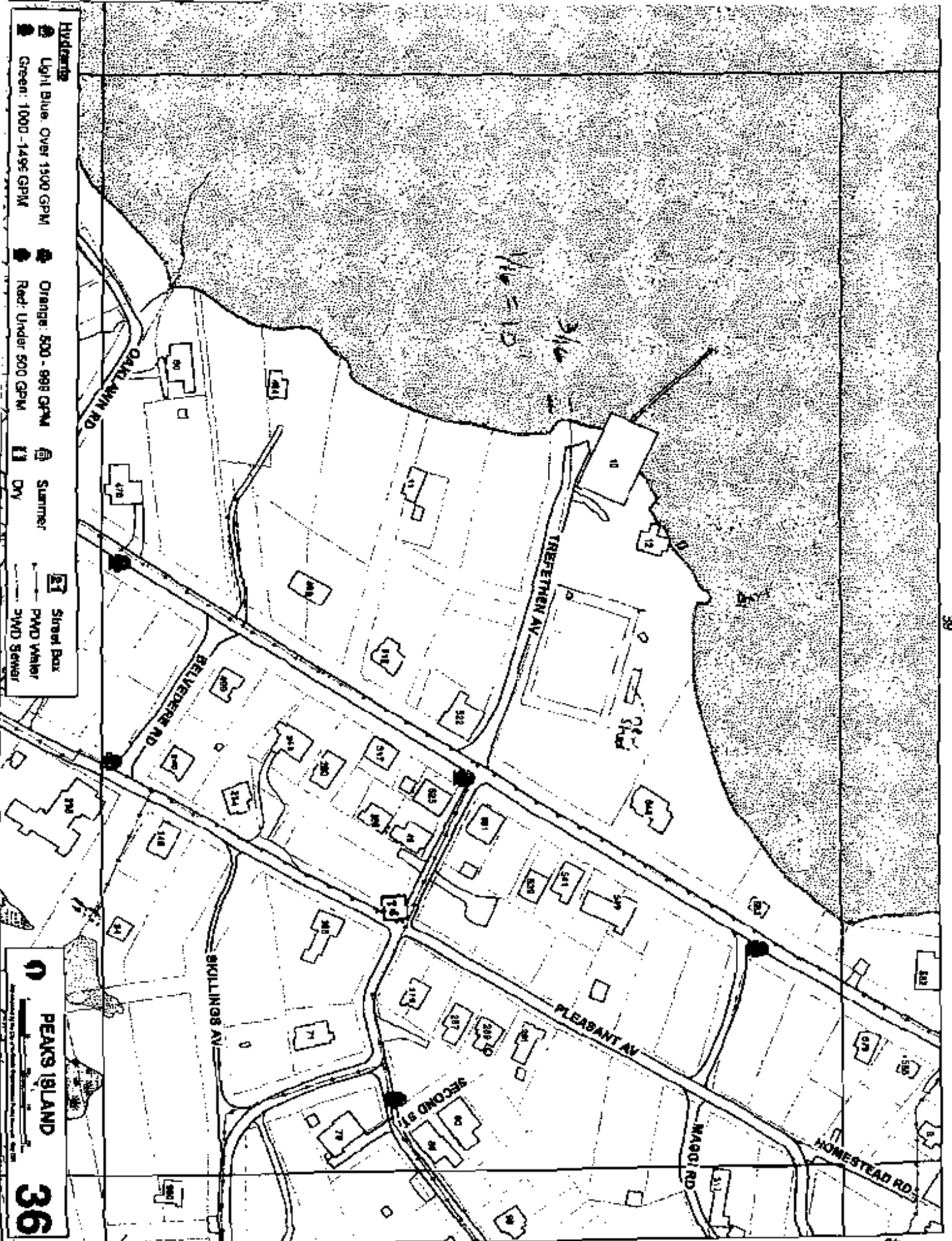
Application Deadline	2010 Meeting Dates
March 25	April 7
April 22	May 5
May 6	May 19
May 20	June 2
June 3	June 16
June 24	July 7
July 8	July 21
July 22	August 4
August 19	September 1
September 2	September 15
September 23	October 6
October 7	October 20
October 21	November 3
November 4	November 17
November 18	December 1

Note: Submission of an application by the deadline does not guarantee that you will be on the next meeting agenda. If the Planning office receives more applications than can be reasonably reviewed in one meeting, staff reserves the option of postponing some items to the following meeting.

Standards for Review of Alterations to Historic Buildings

In considering an application for a Certificate of Appropriateness involving alterations, the Historic Preservation Board and Staff the following review standards, as provided in the City's historic preservation ordinance:

- (1) Every reasonable effort shall be made to provide a compatible use for the property which requires minimal alteration to the character-defining features of the structure, object or site and its environment or to use a property for its originally intended purpose.
- (2) The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
- (3) All sites, structures and objects shall be recognized as products of their own time, place and use. Alterations that have no historical basis or create a false sense of historical development such as adding conjectural features or elements from other properties shall be discouraged.
- (4) Changes which may have taken place in the course of time are evidence of the history and development of a structure, object or site and its environment. Changes that have acquired significance in their own right, shall not be destroyed.
- (5) Distinctive features, finishes, and construction techniques or examples of skilled craftsmanship which characterize a structure, object or site shall be treated with sensitivity.
- (6) Deteriorated historic features shall be repaired rather than replaced whenever feasible. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the feature being replaced in composition, design, texture and other visual qualities and, where possible, materials. Repair or replacement of missing historic features should be based on accurate duplications of features, substantiated by documentary, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.
- (7) The surface cleaning of structures and objects, if appropriate, shall be undertaken with the gentlest means possible. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be undertaken.
- (8) Every reasonable effort shall be made to protect and preserve significant archaeological resources affected by or adjacent to any project. If resources must be disturbed, mitigation measures shall be undertaken.
- (9) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.
- (10) Whenever possible, new additions or alterations to structures and objects shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.



39

40

37

ISLAND AVS

100'

120'

12.4'

24'

10'

50'

TRIFFTHAD AVE 167'

HIGH ANNUAL TIDE



121'

ROOF AND WALL FRAMING

12' x 24' DECK

2x4 WALLS

SPACED 16" O.C.

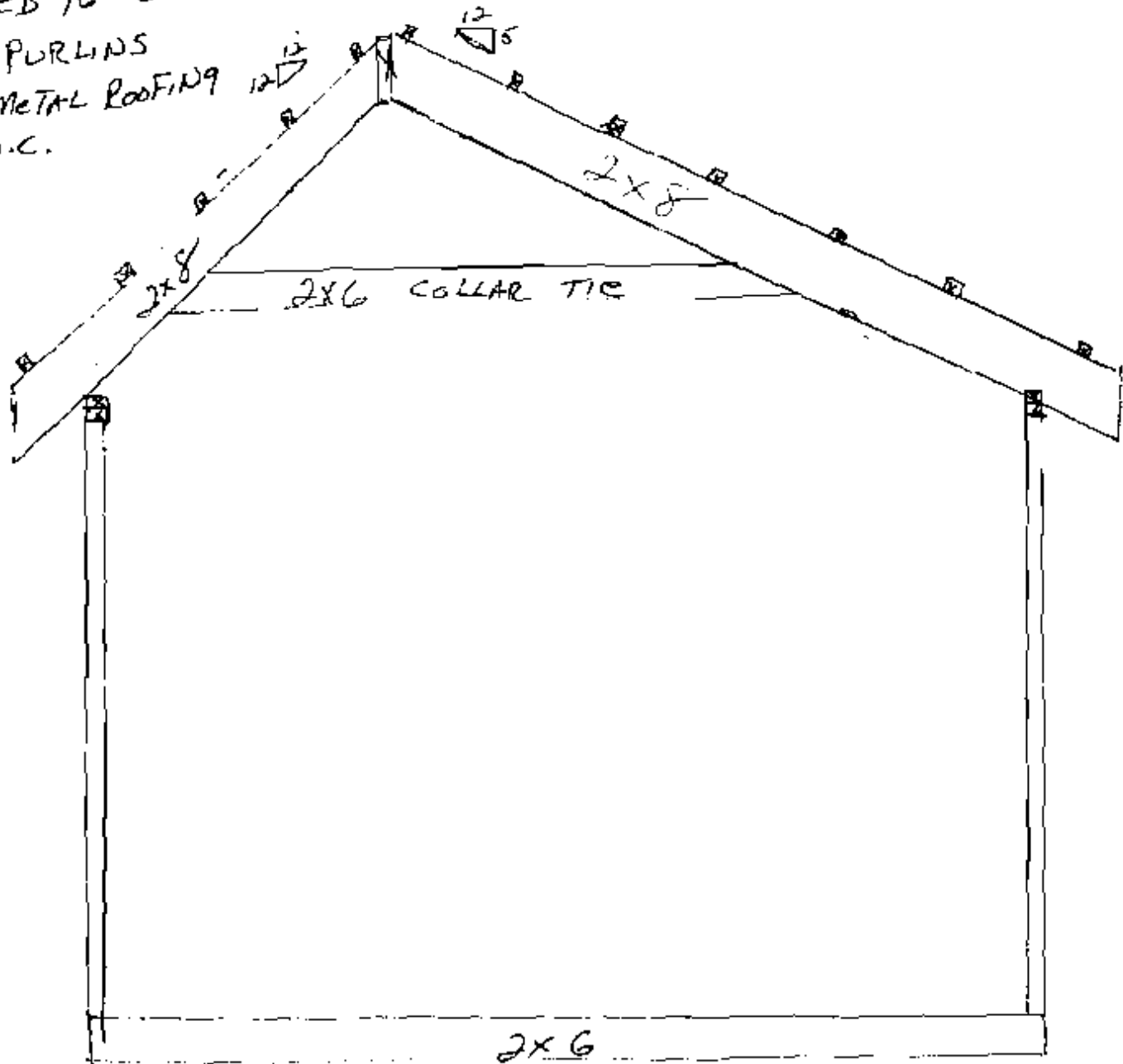
1/2" OSB SHEATHING

18 RAFTERS

SPACED 16" O.C.

3 PURLINS

R METAL ROOFING
12" O.C.



FOUNDATIONS
FOR 12' X 24' SHED

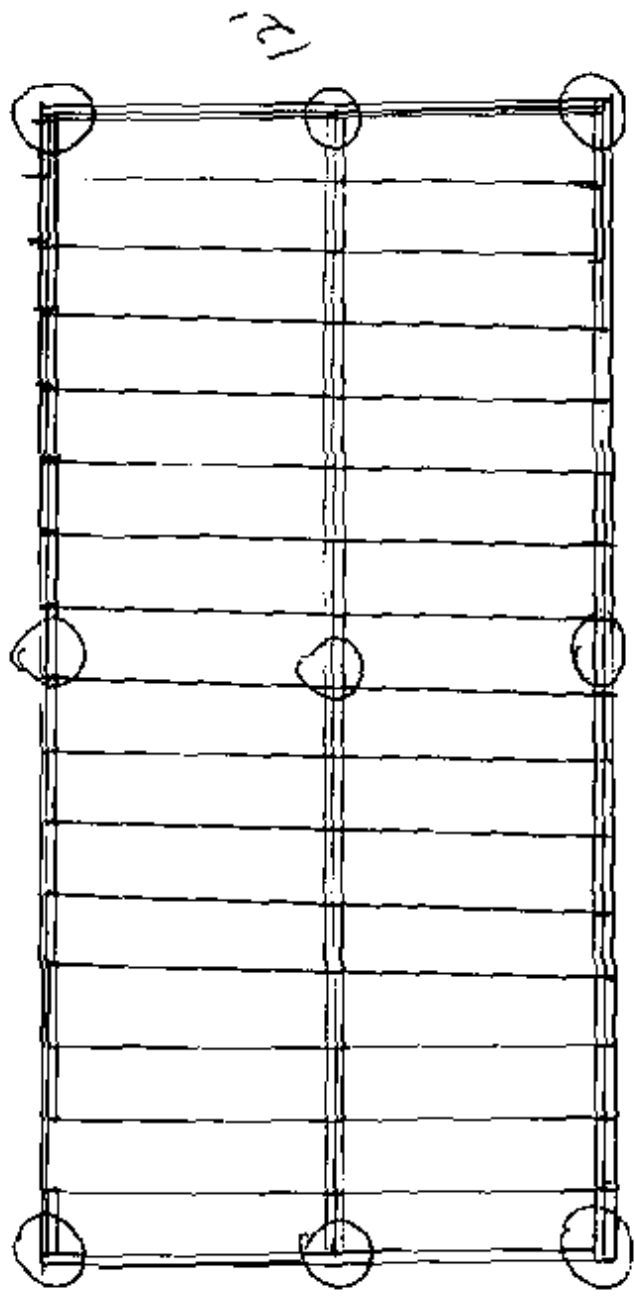
10" SONOTUBE
4' DEEP OR PINNED TO LEDGE

FRAMING FOR DECK

2X6 16' O.C.
TRIPLE RIM JOIST

CENTER BEAM

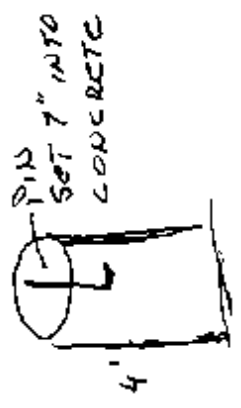
24'



12'

1/4" = 1'

DETAIL



Jerry

From: "Maclaine, John" <John.Maclaine@maine.gov>
To: <afunnything@myfairpoint.net>
Sent: Wednesday, October 27, 2010 11:05 AM
Attach: 20101027110400854.tif
Subject: FW: PBR

John Maclaine
Field Services and Enforcement
Department of Environmental Protection
Bureau of Land and Water Quality
Division of Land Resource Regulation

-----Original Message-----

From: mark.woodruff@maine.gov [mailto:mark.woodruff@maine.gov]
Sent: Wednesday, October 27, 2010 11:04 AM
To: Maclaine, John
Subject:

This E-mail was sent from "RNPA5286B" (Aficio 3045).

Scan Date: 10.27.2010 11:04:00 (-0400)
Queries to: mark.woodruff@maine.gov

10/27/2010

1942

1. [Illegible]

2. [Illegible]

3. [Illegible]

4. [Illegible]

5. [Illegible]

6. [Illegible]

7. [Illegible]

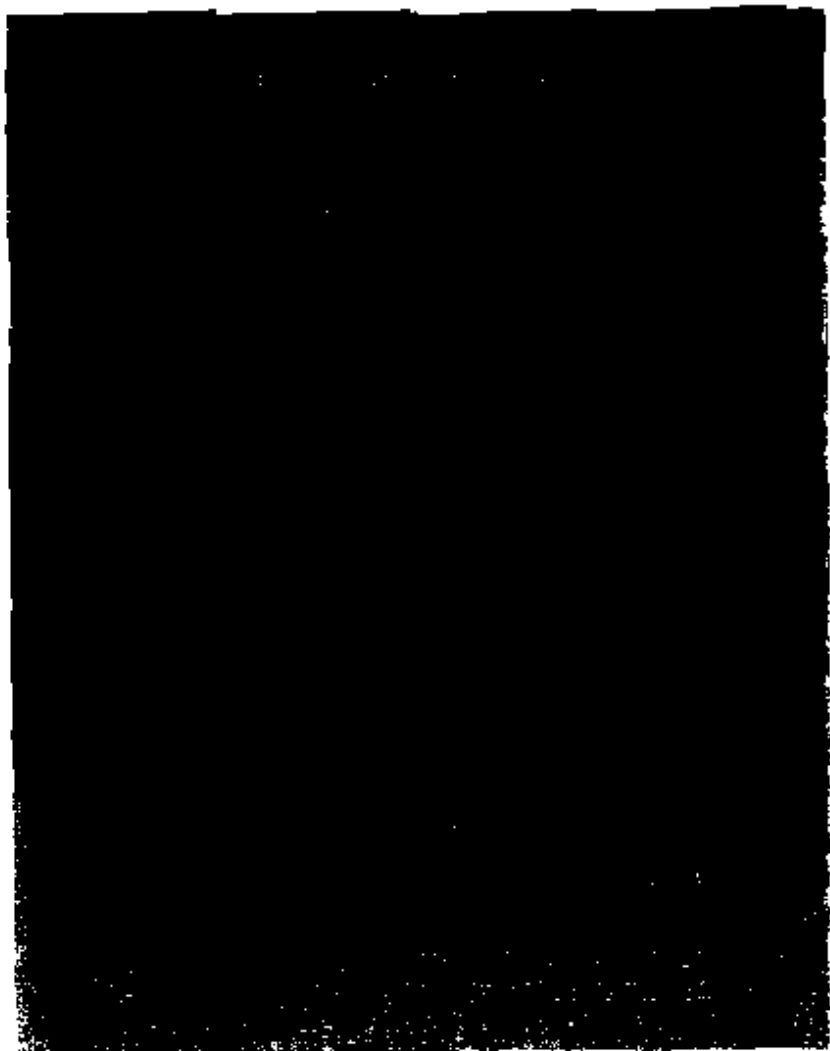
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9. [Illegible]

10. [Illegible]

[Illegible text block]

[Illegible text block]



Director John MacLaine
Department of Environmental Protection
Bureau of Land and Water Quality
Division of Land Resource Regulation

October 29, 2010

Dear Director,

My name is Gerald Garman (House Chairman) for the Trefethen-Evergreen Improvement Association (TEIA) located on Peaks Island, Maine. Our organization, a summer club, was started in 1912 and owns commercially zoned property and buildings as depicted on attached map No 90 L and K. In conjunction with our up-coming Centennial Celebration we have decided to complete renovation of our building and grounds, a project started over forty years ago.

These plans include;

Yellow Tags 1, 2 and 3

1. Returning the entrance to its original configuration, the removal of wooden handicap ramps and re-grading the front to make the handicap entrance more assessable. The three yellow areas would then be upgraded with stone memorial pavers. Note: Yellow 1 is maintained by the City of Portland. Yellow project to start April 2011.

Green Tags 1 and 2

- 2 The construction of a new 12' x 24' outside storage shed (Green 2) and the removal of small metal storage unit (Green 1). Green project: hope to get foundation done November 2010

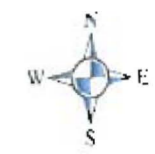
On October 7, 2010 Project Manager Christine Woodruff inspected our projects, took measurements and photos. The attached map was created by her with the 75 foot setbacks marked.

Please direct any question to me:

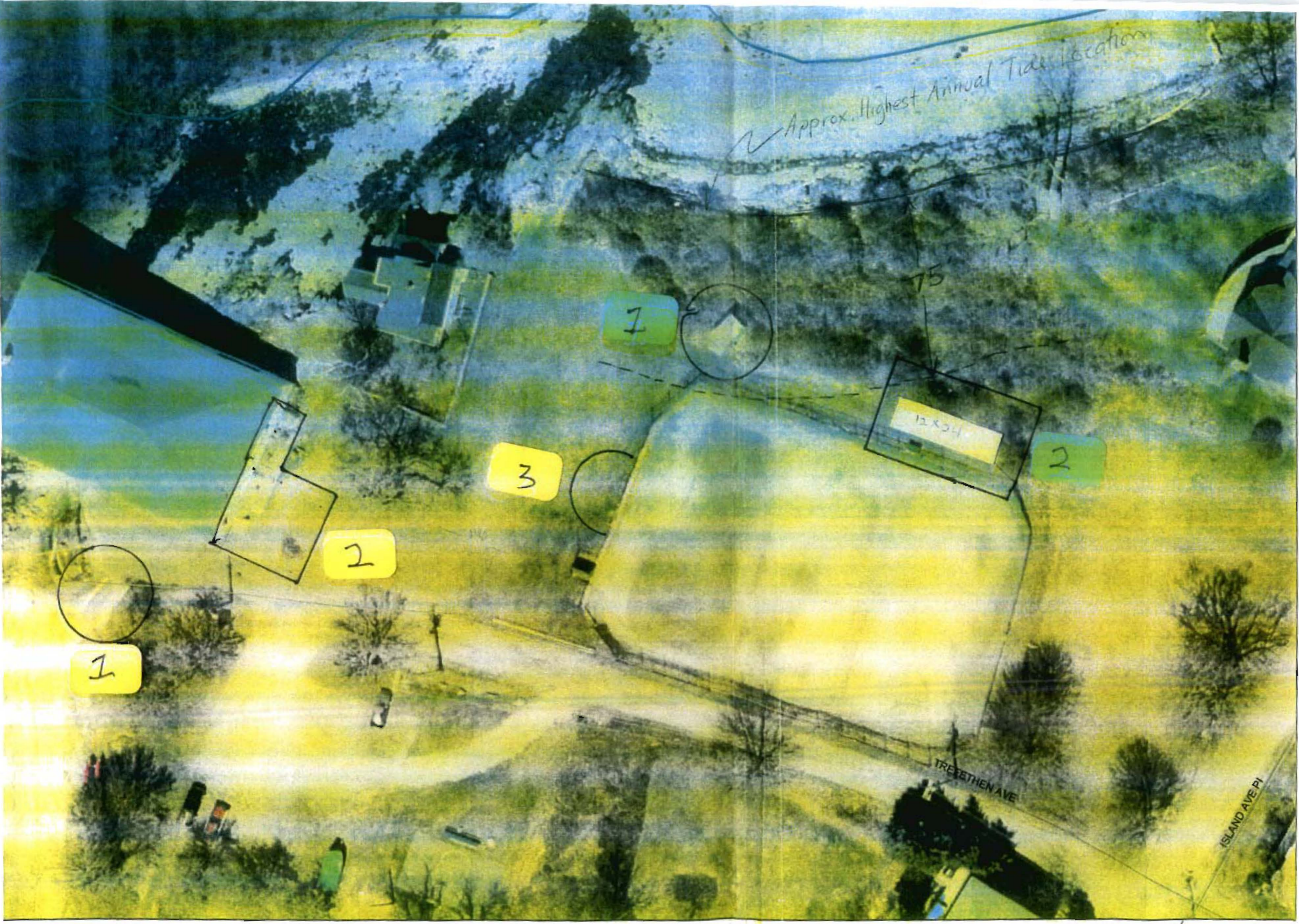
Gerald Garman
88 Trefethen Avenue
Peaks Island, Me. 04108
207 766-5054
207 838-8090 cell
afunnything @ my fairpoint.net

Thank you for your help,

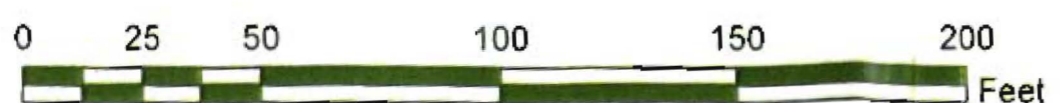
Gerald Garman



Approx. Highest Annual Tide Location



- Legend**
- Boat Launches
 - Electrical High Voltage Lines
 - Natural Gas Pipelines
 - Railroads
 - Town Road
 - Town Road - Summer
 - Town Road - Winter
 - State-Aided Highway
 - State Highway
 - Toll Highway
 - Private Road
 - Park Road
 - Seasonal Parkway
 - A
 - AA
 - B
 - C
 - Streams



1 inch = 40 feet

Director John Maclaine
Department of Environmental Protection
Bureau of Land and Water Quality
Division of Land Resource Regulation

October 19, 2010

Dear Director,

My name is Gerald Garman (House Chairman) for the Trefethen-Evergreen Improvement Association (TEIA) located on Peaks Island, Maine. Our organization, a summer club, was started in 1912 and owns commercially zoned property and buildings as depicted on attached map No 90 L and K. In conjunction with our up-coming Centennial Celebration we have decided to complete renovation of our building and grounds, a project started over forty years ago.

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Thank you for your help,



Gerald Garman

Jerry

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Sent: Wednesday, October 27, 2010 11:05 AM
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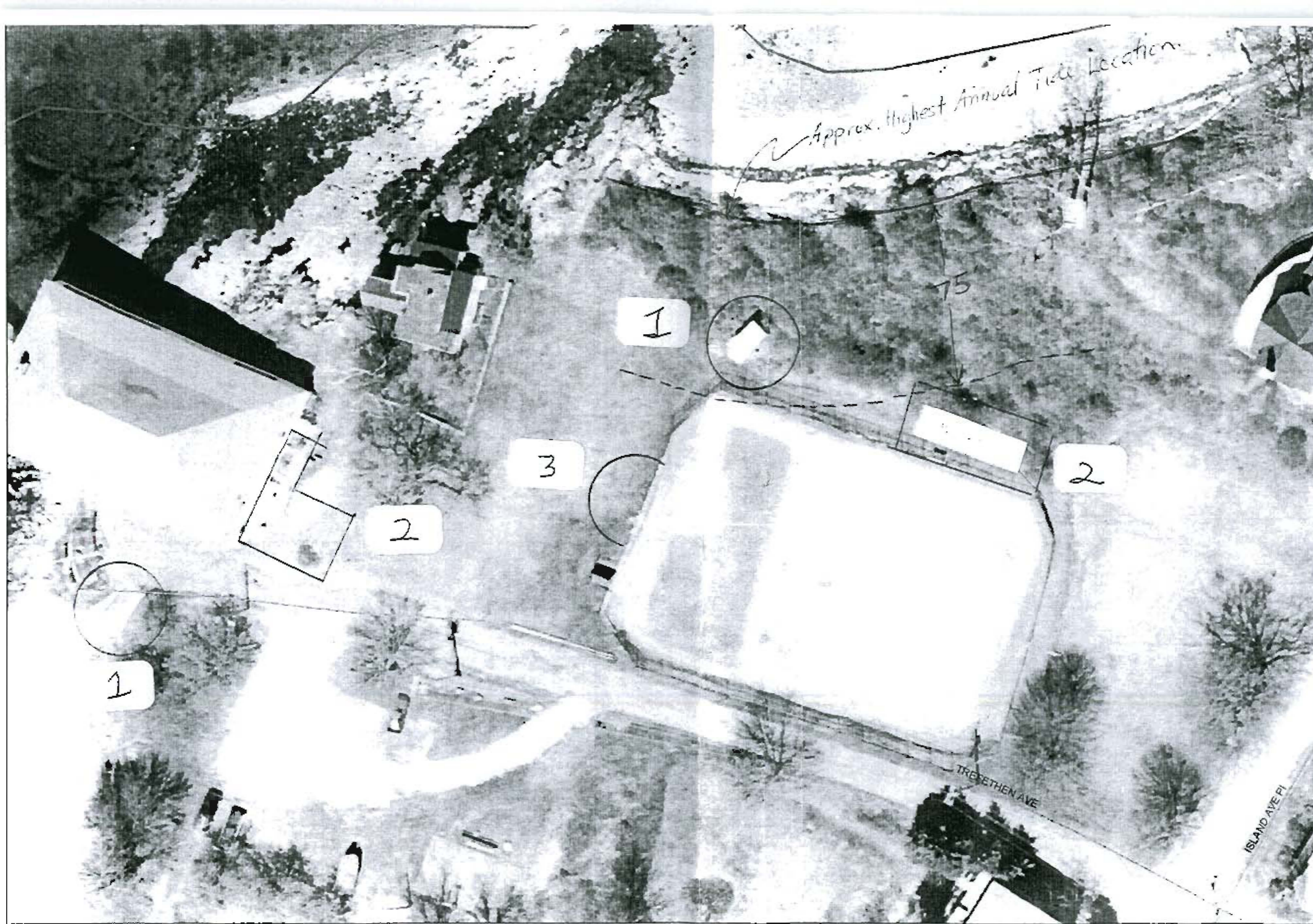
John Maclaine
Field Services and Enforcement
Department of Environmental Protection
Bureau of Land and Water Quality
Division of Land Resource Regulation

-----Original Message-----

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Sent: Wednesday, October 27, 2010 11:04 AM
To: Maclaine, John
Subject:

This E-mail was sent from "RNPA5286B" (Aficio 3045).

Scan Date: 10.27.2010 11:04:00 (-0400)
Queries to:



Approx. Highest Annual Tide Location

75'

1

2

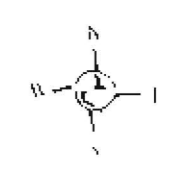
3

2

1

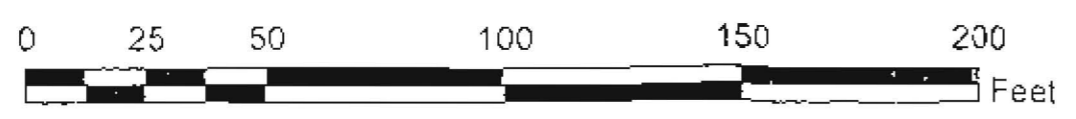
TRESETHEN AVE

ISLAND AVE PI



Legend

- Boat Launches
- Electrical High Voltage Lines
- Natural Gas Pipelines
- Railroads
- Town Road
- Town Road - Summer
- Town Road - Winter
- State-Aided Highway
- State Highway
- Toll Highway
- Private Road
- Park Road
- Seasonal Parkway
- A
- AA
- B
- C
- Streams
- Ponds and Lakes
- Town



1 inch = 40 feet